

**Center Harbor Board of Selectmen
and Building Advisory Committee
Meeting Minutes
Wednesday, December 28, 2011**

CALL TO ORDER: At 6:04 p.m. Chairman Randy Mattson called the Board of Selectmen and Building Advisory Committee meeting to order. Selectmen Charley Hanson and David Hughes were present. Building Advisory Committee members Keith Fitzgerald, Jackie Baker and Mary Alice Warner were present. Building Advisory Committee member Bob Chance was absent. Meredith News Reporter Erin Plummer, Fire Chief John Schlemmer and Selectmen’s Secretary Robin Woodaman were also in attendance.

APPROVAL OF MINUTES:

- **December 7, 2011 Board of Selectmen and Building Advisory Committee meeting:** Mr. Hanson motioned to accept the minutes of the December 7, 2011 Board of Selectmen and Building Advisory Committee meeting Ms. Warner seconded the motion and the vote was unanimous.
- **December 14, 2011 Board of Selectmen and Building Advisory Committee public hearing:** Mr. Hanson motioned to accept the minutes of the December 14, 2011 Board of Selectmen and Building Advisory Committee public hearing with one (1) typo: in the “Overview of Project” it should be **rear** addition, not **read** addition. Ms. Baker seconded the motion and the vote was unanimous.

APPOINTMENTS:

ARCHITECT GARY GOUDREAU AND BONNETTE, PAGE & STONE REPRESENTATIVE KEITH MCBEY: Ms. Mattson reported it was unclear if Mr. Goudreau and Mr. McBey would be in attendance; they were not.

JOHN THOMPSON LETTER: Ms. Mattson read the following letter the Selectmen received from John Thompson:

“Select Board
Center Harbor

15 December 2011

Dear Members of the Select Board,

First, let me thank you for the hours and the energy that you put into your job and in particular for your stamina in the matter of the new police station. Those who volunteer their time and talents for leadership positions in public service can never be adequately thanked.

I am writing this letter to follow up on a request that I made at the hearing yesterday evening concerning the new police station. I asked that you make a detailed presentation – or if town meeting protocol prefers it, provide a detailed document – showing all the questions that you and

the Building Advisory Committee have taken into account making your recommendations. You heard some of the yesterday evening – here are some suggested answers:

Why not put in a basement?

- we hit water at 5ft

What if the Post Office becomes available?

- our assessment is that if that happens it will not be for another 4 years and the town cannot wait that long

What if the town grows?

- we have extrapolated past data and assumed comparable growth rate going forward and, with that assumption, this proposed facility will last us over 20 years

What if there are state legislative changes?

- we have examined the current priorities of the state legislature and have concluded that their known agenda does not include anything which would affect the design or size of this proposal

Why do we need two showers?

- we have looked at the needs of the two departments and we do not want naked, contaminated firemen crossing the public area to shower in the police shower and vice versa

etc etc. You will have your own (better) answers. The purpose of this is to head off clever questions from citizens who are either trying to be helpful by thinking of such things or merely trying to avoid a decision.

The only way to deal with the “what ifs” is to gather them (as you did yesterday evening and I suggest another hearing closer to the Town Meeting), anticipate them, and provide the answers before the question is raised. Find out from the factions in town what their issues are and get out in front of their issues.

Like many former executives I spent many years giving (and listening to) presentations. If I can be helpful to you in any way in the preparation of the presentation I am suggesting, I would like to help you get this thing decided favorably.

Yours truly
John Thompson”

Ms. Mattson suggested the Selectmen and BAC take Mr. Thompson up on his offer to help. Mr. Fitzgerald asked if it was too late to invite Mr. Thompson to fill Tony Halsey’s spot on the BAC. Mr. Hughes reported he likes the questions and comments. He reported this year there is more information to share, and if there is a better way to present the information, he would appreciate Mr. Thompson’s help. Ms. Baker suggested the BAC minutes be offered to Mr. Thompson for his review. Ms. Mattson will

contact Mr. Thompson regarding the possibility of his joining the BAC and also assisting with an informational presentation.

PROPOSED PROJECT INFORMATION:

Ms. Warner reported she didn't hear a positive statement from the Selectmen at the beginning of the 2011 Town Meeting. Mr. Hanson reported a significant number of people came to the Town Meeting knowing how they planned to vote. Ms. Mattson explained there was a lot of misinformation that went un-refuted; there were post cards sent with incorrect information. Mr. Fitzgerald suggested each BAC member discuss the process and proposed project at Town Meeting.

Ms. Baker reported she feels there is a better product to present this year. Mr. Fitzgerald reported the importance to get the project under \$1,000,000. Mr. Hughes reported funds have been spent from the Public Safety Facility's Capital Reserve Fund, and the financial plan has brought compromise to the situation. He reported he was publically against the project last year, but is in favor of this plan. Mr. Fitzgerald reported there has been three (3) years of spending Town resources, including the BAC and other meetings and explained the Selectmen and BAC need to be formally organized before Town Meeting; he suggested there be a public hearing three (3) to four (4) weeks before Town Meeting. Ms. Mattson guessed that, of the number of people who voted against the project last year, approximately fifteen (15) to twenty (20) were at the last public hearing. She explained sometimes it takes a while for major projects to be passed in school districts and public entities. It was decided to have each member of the BAC briefly present one (1) or two (2) points about the proposed project that he/she supports, and why, at Town Meeting. The BAC members will come up with possible questions that they may have heard about the proposed project or believe might be asked.

Mr. Hanson reported he will update last year's facts sheet with the new information on the proposed project. Mr. Fitzgerald reported the importance of providing factual information to educate the public, and tax base, as to why this is important to the Town; it will benefit the Police Department, the Town's administration and return part of the Fire Department's facilities to the Fire Department. Ms. Baker reported, prior to her agreeing to serve on the BAC, she contacted different Town Managers regarding the proposed project. She reported she was informed that this is the best time for projects. Mr. Fitzgerald reported taxpayers will want to know the tax impact based on the current budget.

PUBLIC INPUT:

- **Fire Chief John Schlemmer:**
 - **Power point presentation:** Chief Schlemmer suggested a power point presentation be prepared and presented at the public hearings and Town Meeting. Mr. Fitzgerald reported he knows of an individual who may put together a power point presentation.

FUTURE MEETINGS:

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| <u>Wednesday, January 11, 2012, 6:00 p.m.:</u> | Selectmen & BAC will meet with the Town of Center Harbor's Energy Committee |
| <u>Wednesday, January 25, 2012, 6:00 p.m.:</u> | Selectmen & BAC meeting |

Wednesday, February 8, 2012, 6:00 p.m.: Selectmen & BAC meeting

Wednesday, February 15, 2012, 6:30 p.m.: public information hearing

Wednesday, February 15, 2012, 7:15 p.m.: bond hearing

Mr. Fitzgerald asked the posting requirements for the bond hearing; the notice has to be posted at least seven (7) days prior to the hearing and will be posted in the Laconia Citizen, Meredith News, Municipal Building and Post Office lobbies, the Town's web site and the reader board in front of the Fire Station. Per statutes, January 6, 2012 is the first day possible to post a notice of a bond hearing and February 27, 2012 is the last day possible to hold a public hearing for bonds issued over \$100,000.

Tuesday, March 13, 2012: Town Meeting

ADJOURNMENT: At 7:02 p.m. Ms. Warner motioned to adjourn the Board of Selectmen and BAC meeting. Ms. Baker seconded the motion and the vote was unanimous.

Respectfully submitted,

Robin Woodaman
Selectmen's Secretary